



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 18-127169-LQ

Project Name/Address: Sunset North Lot 10 Rezone / 3002 139th Ave SE

Planner: Drew Folsom

Phone Number: 425-452-4441

**Minimum Comment Period:** January 21, 2019

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

**OTHERS TO RECEIVE THIS DOCUMENT:**

- ☒ State Department of Fish and Wildlife / [Stewart.Reinbold@dfw.gov](mailto:Stewart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- ☒ Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- ☒ Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- ☒ Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)



DEVELOPMENT SERVICES DEPARTMENT  
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## **SEPA Environmental Checklist**

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

### ***Purpose of checklist:***

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**PLEASE REMEMBER TO SIGN THE CHECKLIST.** Electronic signatures are also acceptable.

*Handwritten signature and date: 12/12/18*

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
*Sunset North Lot 10*
2. Name of applicant: [\[help\]](#)  
*Sunset North, LLC (Owner)*
3. Address and phone number of applicant and contact person: [\[help\]](#)  
*700 Louisiana St., Suite 300, Houston, TX 77002  
Dan Lipnick 713-728-6023*
4. Date checklist prepared: [\[help\]](#)  
*December 10, 2018*
5. Agency requesting checklist: [\[help\]](#)  
*City of Bellevue Dept. of Development Services*
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
*The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. We have provided a Concept Plan showing a multifamily residential concept.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
*N/A*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

*DL 12/12/18*

The applicant proposes rezoning a 7.2-acre parcel of land (the "Property") from OLB to EG-TOD. The requested EG-TOD zoning is consistent with the Property's land use designation of "OLB/EG-TOD" in the City's Comprehensive Plan and the recently adopted Eastgate Subarea Plan. The "OLB/EG-TOD" land use designation indicated that a future rezone to EG-TOD would be appropriate. The requested rezone would remove the Property from Concomitant Zoning Agreement 14463 ("CZA 14463") which applies to an 82-acre area. If the rezone request is approved, the applicant intends to develop the Property with multi-family housing.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

3002 139th Avenue SE (adjacent to Sunset North office development on the north side of SE 32nd Street, between 139th Avenue SE and 142nd Place SE.)

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☒ steep slopes, ☐ mountainous, other: The Property contains flat areas and steep slope critical areas.
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
Click here to enter text.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)  
Alderwood sandy loam, Everett sandy loam
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
We are not aware of a history of unstable soils in the immediate vicinity.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)  
N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.

*Dth 12/12/18*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

[\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

*The proposal is a non-project action for a rezone. The requested rezone and removal of the Property from CZA 14463 would allow for a future residential development that would introduce impervious surface on the vacant and undeveloped Property. Separate project-specific SEPA analysis for future development is anticipated.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.*

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.*

## 3. Water [\[help\]](#)

- a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

*DL 12/12/18*

*Two streams are shown to enter the Property's northeastern extent.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

*No.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

**b. Ground Water:**

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

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c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.*

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*

☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

☒shrubs

☒grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*The proposal is a non-project action for a rezone. The requested rezone and removal of the Property from CZA 14463 would allow for potential future development of the vacant Property. Future development would retain as many significant trees as possible and specifically preserve the triangular*

*DR 12/12/10*



stand of trees located at the southeastern corner of the Property. Separate project-specific SEPA analysis for future development is anticipated.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)  
*We are not aware of threatened or endangered species known to be on or near the site.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)  
*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)  
*Click here to enter text.*

## 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *Click here to enter text.*  
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*  
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
*We are not aware of any threatened or endangered species known to be on or near the site.*
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
*Click here to enter text.*
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.*
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)  
*Click here to enter text.*

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

*RL 12/12/17*



*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development  
is anticipated.*

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development  
is anticipated.*

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development  
is anticipated. Any future development would comply with all  
applicable federal, state, and local regulations.*

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development  
is anticipated.*

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

*We are not aware of any contamination at the site.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

*We are not aware of any hazardous chemicals/conditions that  
might affect project development and design.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future  
development is anticipated.*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future  
development is anticipated.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone.*

*DP 12/2/17*

*Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.*

**b. Noise** [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)  
*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site. [\[help\]](#)  
*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)  
*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.*

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)  
*The site is currently vacant. Adjacent properties are developed with office and multifamily uses. Other nearby properties include educational and transportation uses. The proposed rezoning is anticipated to have a positive impact on adjacent and nearby uses.*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)  
*No.*
  - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)  
*N/A.*
- c. Describe any structures on the site. [\[help\]](#)

*D.J. 12/12/18*

*The site contains no structures.*

- d. Will any structures be demolished? If so, what? [\[help\]](#)

*N/A.*

- e. What is the current zoning classification of the site? [\[help\]](#)

*Office and Limited Business (OLB)*

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*Office Limited Business/Eastgate Transit Oriented Development*

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*N/A.*

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

*The site contains steep slope critical areas.*

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- j. Approximately how many people would the completed project displace? [\[help\]](#)

*None. The site is vacant.*

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*N/A.*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

*N/A.*

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*The proposal is a non-project action for a rezone. The requested rezone and removal of the Property from CZA 14463 would allow for potential future development of the vacant Property. As shown on the Concept Plan, multifamily use is proposed for the Property. The number of dwelling units would*

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*be consistent with the proposed EG-TOD zoning. Separate project-specific SEPA analysis for future development is anticipated.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*None. The site is vacant.*

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations*

## **10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.*

## **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

*DL 12/12/18*

*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development  
is anticipated.*

**d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)**

*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development  
is anticipated. Any future development would comply with all  
applicable federal, state, and local regulations.*

**12. Recreation [\[help\]](#)**

**a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)**

*Sunset Park is a designated recreational opportunity in the  
immediate vicinity. The wooded area adjacent to the Property  
provides an informal recreational opportunity.*

**b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)**

*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development  
is anticipated.*

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)**

*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development  
is anticipated. Any future development would comply with all  
applicable federal, state, and local regulations.*

**13. Historic and cultural preservation [\[help\]](#)**

**a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)**

*The site is vacant. We are not aware of any nearby structures  
eligible for historic preservation.*

**b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)**

*We are unaware of any evidence of Indian or historic use or  
occupation.*

**c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)**

*N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development*

is anticipated. Any future development would comply with all applicable federal, state, and local regulations.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.

#### 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)  
The Property is served directly by SE 32nd Street. Other nearby streets include 142nd Place SE, 139th Avenue NE, and 140th Avenue SE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
Yes. The Property is located across SE 32nd Street from the King County Metro Eastgate Park and Ride transit facility.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)  
N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)  
The requested rezone and removal of the Property from CZA 14463 would allow for potential future development of the

*at 12/2/18*



vacant Property. Future development is anticipated to generate new vehicle trips typical of transit-oriented multi-family development. Separate project-specific SEPA analysis for future development is anticipated.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)  
N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development is anticipated.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.

#### 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)  
N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development is anticipated.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
N/A. The proposal is a non-project action for a rezone.  
Separate project-specific SEPA analysis for future development is anticipated. Any future development would comply with all applicable federal, state, and local regulations.

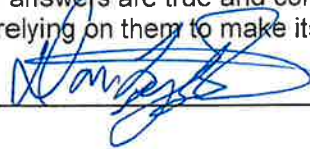
#### 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other  
All necessary utilities are available at the site.
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)  
Click here to enter text.

#### C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_



*D.B. 12/14/18*



Name of signee: *Dan Lipnick*

Position and Agency/Organization: *Sunset North LLC*

Date Submitted: *December 12, 2018*

*DL 12/12/18*

**SUPPLEMENTAL SHEET FOR NONPROJECT ACTION**

Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*N/A. The Sunset North Lot 10 proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.*

Proposed measures to avoid or reduce such increases are:

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development will comply with all applicable federal, state, and local regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development will comply with all applicable federal, state, and local regulations.

3. How would the proposal be likely to deplete energy or natural resources?

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.

Proposed measures to protect or conserve energy or natural resources are:

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development will comply with all applicable federal, state, and local regulations.

*ad 12/12/18*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development will comply with all applicable federal, state, and local regulations.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development will comply with all applicable federal, state, and local regulations.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is a non-project action for a rezone. If the rezone is approved, the multifamily use envisioned on the Property would create new vehicle trips, as the Property is currently vacant.

Proposed measures to reduce or respond to such demand(s) are:

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development will comply with all applicable federal, state, and local regulations.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A. The proposal is a non-project action for a rezone. Separate project-specific SEPA analysis for future development is anticipated. Any future development will comply with all applicable federal, state, and local regulations.

DL 12/12/18



Wilburton  
City Parks  
Community  
Park

Kelsey  
Creek  
Park

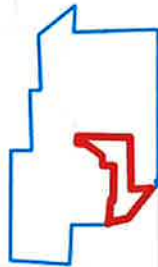
Woodridge  
Open  
Space

Lake  
Hills  
Greenbelt

Robinswood  
Community  
Park

Bellevue  
Airfield  
Park

Mercer  
Slough  
Nature  
Park



Eastgate  
Park

Coal  
Creek  
Natural  
Area

Lakemont  
Community  
Park &  
Open  
Space

Lakemont  
Highlands  
Park &  
Open  
Space

Lewis  
Creek  
Park

Forest  
Park  
Open  
Space

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.



Scale 1:24,332

Feet



Ankrom Moisan

38 NORTHWEST DALES, SUITE 300  
PORTLAND, OR 97209  
503.245.7100

1505 5TH AVE, SUITE 300  
SEATTLE, WA 98101  
206.576.1600

1014 HOWARD STREET  
SAN FRANCISCO, CA 94103  
415.253.7083

© ANDREW MOKSIN ARCHITECTS

**BELLEVUE LOT 10**  
3002 139TH AVE SE 98007  
17-127958-DC / 18-116126-DB

REVISION	DATE	REASON FOR ISSUE

REZONING PLAN

DATE	12/07/2018	PROJECT NUMBER	172730
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A101



REZONING PLAN

NOT FOR  
CONSTRUCTION



ANKOM MOISAN  
38 NORTHWEST CAMEL, SUITE 200  
PORTLAND, OR 97209  
503.245.2700  
1500 SW 4TH AVE, SUITE 300  
PORTLAND, OR 97201  
503.245.2700  
101 CALIFORNIA STREET  
SAN FRANCISCO, CA 94113  
415.252.7903  
P. ANKOM MOISAN ARCHITECTS INC.

3002 139TH AVE SE 98007  
BELLEVUE LOT 10  
17-127958-DC / 18-116126-DB

SURVEY WITH  
BUILDING  
FOOTPRINT

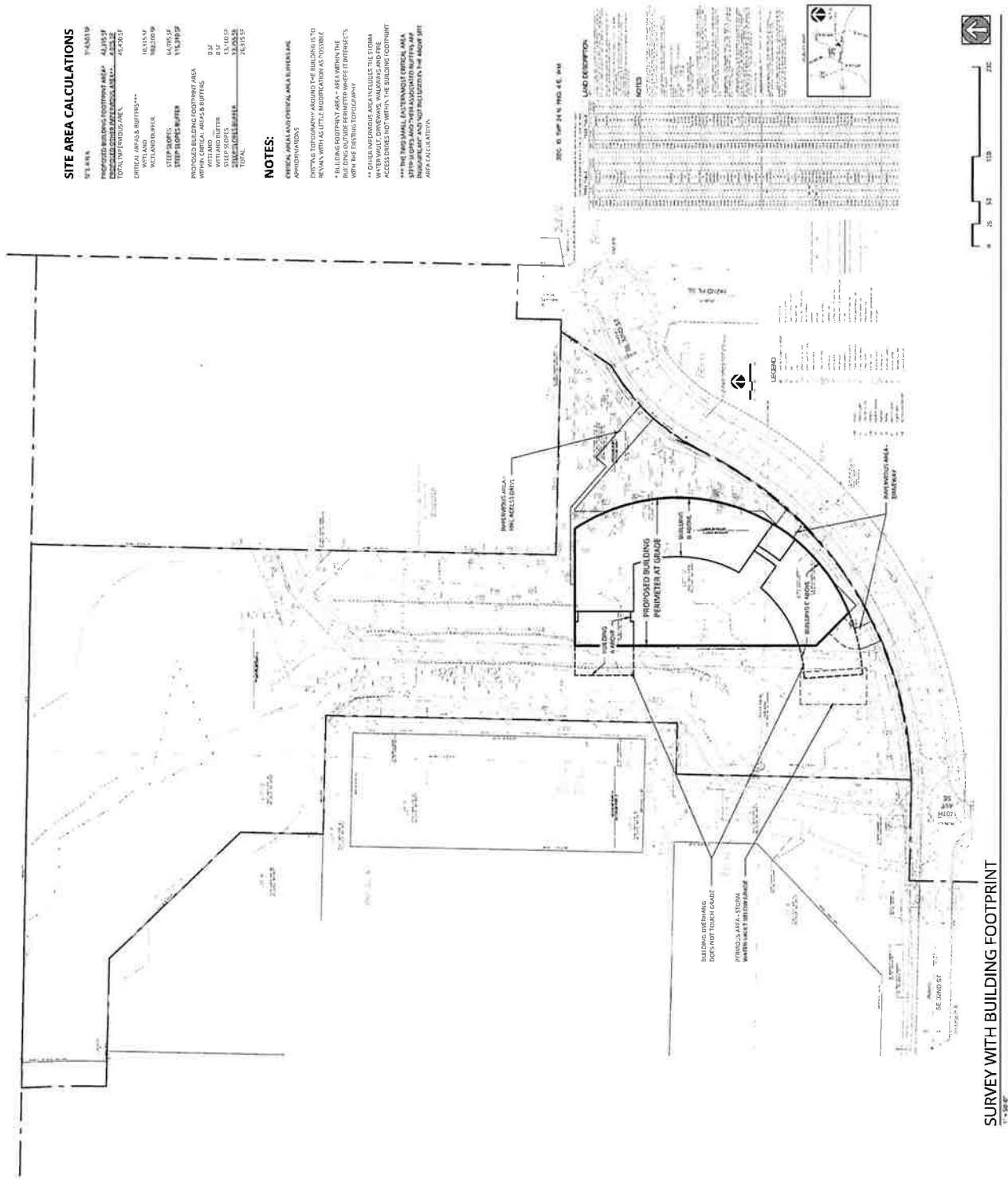
DATE  
12/07/2018  
PROJECT NUMBER  
472730  
SHEET NUMBER  
A102

SITE AREA CALCULATIONS

NET AREA	77,450.19
PROPOSED BUILDING FOOTPRINT AREA*	4,195.57
PROPOSED BUILDING PERIMETER BUFFER**	2,810.57
TOTAL SITE AREA	84,456.33
CITY OF SEASIDE BUFFER***	18,114.57
WETLAND BUFFER	198,200.96
STEP BUFFER	64,905.57
PROPOSED BUILDING FOOTPRINT AREA	4,195.57
WITHIN CRITICAL AREAS & BUFFERS	0.57
STEP BUFFER	15,000.00
PERIMETER BUFFER	3,000.00
TOTAL	26,195.57

NOTES:

- \* CRITICAL AREAS AND CRITICAL AREA BUFFER ARE APPROXIMATIONS
- \*\* BUILDING PERIMETER BUFFER IS REQUIRED TO BE MAINTAINED WITH AS LITTLE MODIFICATION AS POSSIBLE
- \*\* BUILDING FOOTPRINT AREA - AREA WITHIN THE BUILDING FOOTPRINT PERIMETER WHERE IT INTERSECTS WITH THE EXISTING TOPOGRAPHY
- \*\* OTHER INTERPOLATED AREA INCLUDES THE CORNER OF THE BUILDING FOOTPRINT AREA AND THE PERIMETER BUFFER AREA
- \*\* THE TOTAL AREA OF CRITICAL AREAS, CRITICAL AREA BUFFER, AND OTHER INTERPOLATED AREA IS 26,195.57 SQ. FT. THIS AREA IS NOT INCLUDED IN THE NET SITE AREA CALCULATION



SURVEY WITH BUILDING FOOTPRINT  
1" = 50'



NOTES

LEGEND

PROPOSED BUILDING FOOTPRINT

PROPOSED BUILDING PERIMETER BUFFER

CRITICAL AREA

CRITICAL AREA BUFFER

WETLAND BUFFER

CITY OF SEASIDE BUFFER

STEP BUFFER

PROPOSED BUILDING FOOTPRINT AREA

WITHIN CRITICAL AREAS & BUFFERS

STEP BUFFER

PERIMETER BUFFER

TOTAL









**CRITICAL AREAS SITE PLAN FOR REZONE**